

CF 23-0525

**Exhibit G – Loss of Vesting Rights under the Housing Crisis
Act of 2019 Letter dated May 16, 2023**

**DEPARTMENT OF
CITY PLANNING**
COMMISSION OFFICE
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May 16, 2023

Transmitted via email

Applicant/Owner

Janet Jha
5353 Del Moreno Dr.
Woodland Hills, CA 91364

Case Number(s): CPC-2022-8993-GPA-ZC-
HD-K- BL-ZV-ZAA-WDI-VHCA *or* CPC-2022-
9268-DB-HCA and PAR-2022-4490-VHCA

Representative

Akhilesh Jha
13123 Hoyt St.
Pacoima, CA 91331

Case Number: CPC-2022-8993-GPA-ZC-
HD-K- BL-ZV-ZAA-WDI-VHCA

Application Type: General Plan
Amendment, Zone Change, Height District
Change, K District Removal, Building Line
Removal, Zone Variance, Zoning
Administrator Adjustment, Waiver of
Dedication and Improvements, Vesting
Housing Crisis Act

CEQA: ENV-2022-8994-EAF

Case Number: CPC-2022-9268-DB-HCA
and ENV-2022-9270-EAF

Application Type: Density Bonus, Housing
Crisis Act

CEQA: ENV-2022-9270-EAF

Location: 13916 W. Polk Street

Plan Area: Sylmar

Neighborhood Council: Sylmar

Council District: 7 - Rodriguez

Loss of Vesting Rights under the Housing Crisis Act of 2019

The preliminary application for the above referenced cases, PAR-2022-4490-VHCA, was submitted by the applicant on June 23, 2022 and deemed complete by the Department of City Planning on June 24, 2022. The date of June 24, 2022 established vesting status to expire after

180 days pursuant to California Government Code Section 65941.1(d)(2), which codifies that within 180 calendar days after submitting a preliminary application with all of the information required, the development proponent shall submit an application for a development project that includes all of the information required to process the development application. The 180 calendar day deadline to maintain vesting status under Case No. PAR-2022-4490-VHCA was December 21, 2022. The applicant filed Case No. CPC-2022-9268-DB-HCA on December 9, 2022. On December 9, 2022, City Planning also created Case No. CPC-2022-8993-GPA-ZC-HD-K-BL-ZV-ZAA-WDI-VHCA as the appropriate filing path for the development project under preliminary Case No. PAR-2022-4490-VHCA.

California Government Code Section 65941.1 further states that if the public agency determines that the application for the development project is not complete pursuant to Section 65943, the development proponent shall submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. If the development proponent does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect. If the applicant does not submit the information within the 90-day period, the Housing Crisis Act (HCA) Vesting Preliminary Application (specifically, Case No. PAR-2022-4490-VHCA) expires and has no further force or effect.

On January 6, 2023, (30 days within the December 9, 2022 filing date of Case Nos. CPC-2022-8993-GPA-ZC-HD-K-BL-ZV-ZAA-WDI-VHCA or CPC-2022-9268-DB-HCA), the Department of City Planning emailed a Status of Project Review Letter to notify the applicant that the Case is on Hold and Deemed Incomplete ("Letter"). This letter listed missing or incomplete application information to the applicant and representative. On April 5, 2023 and April 11, 2023, the applicant submitted revised materials to City Planning that still did not fully address all aspects of the January 6, 2023 Letter, such as the need to provide the Replacement Unit Determination from the Los Angeles Housing Department, the Geology and Soils Approval Letter, and an updated Affordable Housing Referral Form. In addition to not providing, clarifying, amplifying, correcting, and/or supplementing previously requested information, the applicant has modified their project and expanded its scope to include for sale units through an approval under the Subdivision Map Act, a land use approval that was not previously declared or included in preliminary application materials that described the project as "...40 residential units for rent" (Case No. PAR-2022-4490-VHCA) or the application filing materials that described the project as "...45 residential units for rent." A Second Status of Project Review "Second Letter" was emailed to the applicant on April 28, 2023 requesting previously identified missing information, and to provide further clarification, amplification, correction, and/or supplementation with the submitted materials. To date, over 90 days have passed from the date of providing the applicant with the January 6, 2023 Letter, and Planning has not received all missing or incomplete information listed in the January 6, 2023 Letter.

The Director of Planning hereby informs the applicant that the HCA Vesting Preliminary Application under Case No. PAR-2022-4490-VHCA has expired and has no further force of effect and terminates the vesting rights under this Preliminary Application case number. The suffix in the "CPC" case numbers referenced by this communication will be updated from VHCA to HCA to reflect this change. This communication does not constitute a disapproval of the entitlement applications under the CPC case numbers referenced in this communication, and does not constitute any action on the merits of those applications. Planning is prepared to process the applications associated with the updated CPC case numbers once the applications are made complete.

If you have any questions regarding this matter, please contact Laura Frazin Steele at (818) 374-9919 or laura.frazinsteel@lacity.org.

Vincent P. Bertoni, AICP
Director of Planning

Laura Frazin Steele

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